

## RE: T1 R8 WELS - Hammond Ridge LUPC Review Comments



Sanderson, Eric

To 'Matthew Polstein'

Cc Godsoe, Benjamin; Theriault, Billie J; Godsoe, Benjamin



Reply

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Mon 3/17/2025 4:33 PM

Hi Matt,

Following up on our conversation on Thursday, I have gone through the Chapter 10 standards and found the below as applicable since the development must include the 9.04 acre Event Center lot (01-1.21) owned by Twin Pine Camps, LLC in the subdivision certification:

- FlexDesign subdivisions are permitted in High and Moderate densities and the residential and mixed-use lots meet these two definitions. Section 31 Appendix E of your application contains the Development Dimensional requirements, including lot size. To continue to demonstrate this is met, please include a "Total" row that includes the total acreage of the lots in each table so the average lot size can be more easily calculated. Please include the 9.04-acre Event Center lot (01-1.21), which must be addressed in the certification.
- Please provide a map detailing exactly which lots were or are proposed to be further divided from the 9.04-acre Event Center lot (01-1.21).
- As discussed, the 50% Common Open Space percentage still applies. With the addition of the 9.04 Event Center lot this will require 4.52 additional acres of open space, which should be described in the open space narrative pieces of the application and Table 9 that illustrates the developed, conserved, and retained acreage.

Thanks,

Eric